

IN RE: PETITION FOR SPECIAL HEARING
NW/4 Windersal Lane, 140' NE
of the c/l of Windersal Lane,
and 590' SE of the c/l of
Waltham Woods Road
(70 Windersal Lane)
9th Election District
4th Councilmanic District
Raymond Vincent, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-338-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amendment to the Third Amended Final Development Plan of Satyr Woods, Lot #1, Block D, to eliminate 5 feet of an access easement, as more particularly described on Petitioner's Exhibit 1.

The Petitioners appeared and testified. Also appearing on behalf of the Petition was their daughter, Kerri A. Vincent. The following persons appeared as Protestants: Cindi Cannon, Donna Seegar and Karen Morgan.

Testimony indicated that the subject property, zoned D.R. 5.5, is located in Section I of the Satyr Woods development. Testimony further indicated that the Petitioners applied for a fence permit in May 1987. At that time, Mr. Vincent stated that they intended to place the fence at the bottom of a hill in their side yard which is a minimum of 5 feet from the property line. However, Mr. Vincent testified that at the suggestion of an employee in the Department of Permits and Licenses, and after checking with the Land Records Office and the Department of Recreation and Parks the Petitioner's had the fence placed directly on their property line. Mr. Vincent testified that they were not informed that the issuance of the permit did not mean the placement of the fence met all County regulations nor were they advised to check with Zoning. The Petitioners testified that they contracted with Abbey Fence Company and expended in excess of \$1,000 in labor and materials.

Shortly after completion of construction of the fence, the Petitioners received a zoning violation notice from the Zoning Enforcement Office for having

the fence constructed within the designated 10-foot access easement to the side and rear of the property, which is in violation of the final development plan of Satyr Woods. Thereafter, as permitted under the zoning regulations, the Petitioners filed the appropriate certificate for an amendment to the development plan wherein the elimination of 5 feet of the access easement for Lot #1 was requested and the property was placed accordingly. Within the time frame required, Cindi Cannon requested a public hearing as provided for in Section 1801.3A7b3 of the B.C.Z.R. As a result, the Petitioners filed the subject Petition for Special Hearing.

The Petitioners argued that to require strict compliance with the zoning regulations would result in practical difficulty and unreasonable hardship to them as they placed the fence in its present location in good faith and after checking with various agencies in Baltimore County. The Petitioners testified that to require compliance would be more difficult and costly than just simply moving the fence back as the fence was designed with special architectural curves which would have to be modified at additional expense. In support of their position, Petitioners introduced pictures marked Petitioner's Exhibit 3. The Petitioners indicated that in addition to their placement of the fence in the access easement, the Complainant and other property owners have a fence in a portion of the access easement as well.

The Protestants testified that the location of the fence in the easement does not permit the necessary access to and from the rear of their homes. They indicated said access is necessary due to the layout of the homes and the requirement for delivery of some items through the rear. Ms. Cannon indicated that from time to time she needs to get furniture and appliances in through the back. In support of their position the Protestants introduced three photographs marked Protestant's Exhibits 1 A, B & C. The Protestants further indicated that said access is necessary to get lawn mowers and other yard maintenance equipment from the front of the property to the rear. The Protestants who have fences

located in their portion of the right-of-way indicated that they understood their fences would have to be moved back. The Protestants indicated that they understood the hardship to the Petitioners and realized the Petitioners had acted in good faith but felt that movement of the fence to provide the required access easement was necessary.

The Petitioners seek relief from Section 1801.3A7c1iii, pursuant to Section 500.7 of the B.C.Z.R.

After due consideration of the testimony and evidence presented herein, in the opinion of the Deputy Zoning Commissioner, to grant the requested amendment for the subject property would adversely affect the health, safety and general welfare of the community. The pictures introduced by the Protestants clearly depict the reason the 10-foot access easement is part of the development plan for Satyr Woods. Although there is no doubt that the Petitioners acted in good faith and will be inconvenienced, their request cannot be granted without interfering with the needs and general welfare of the adjoining property owners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested the special hearing should be denied.

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of April, 1988 that the Petition for Special Hearing to approve an amendment to the Third Amended Final Development Plan of Satyr Woods, Lot #1, Block D, to eliminate 5 feet of an access easement, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMN:bjs

-3-

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the 3rd, amended final development plan of SATYR WOODS, Lot #1, Block D, pursuant to Section 1801.3A.7.b.iii (B.C.Z.R.) TO ELIMINATE 5 FEET OF AN ACCESS EASEMENT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc. upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Raymond Vincent
(Type or Print Name)
Signature: Raymond Vincent
Address: 70 Windersal Lane
City and State: Baltimore, Maryland 21234
Attorney for Petitioner: 70 Windersal Lane 256-0130
(Type or Print Name) Address Phone No.
Signature: Raymond Vincent
City and State: Baltimore, Maryland 21234
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name: Raymond Vincent
Address: 70 Windersal Lane
Phone No. 256-0130

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of April, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 19th day of March, 1988, at 11 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING 1/2 HR.
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: UCR DATE 11/6/87

ZONING DESCRIPTION

BEGINNING ON THE NW/4 OF WINDERSAL LANE, 140 FEET NE OF THE CENTERLINE OF WINDERSAL LANE AND 590 FEET SE OF THE CENTERLINE OF WALTHAM WOODS ROAD. BEING LOT # 1, BLOCK D ON THE PLAT OF SATYR WOODS, BOOK 43, FOLIO 83. ALSO BEING KNOWN AS # 70 WINDERSAL LANE IN THE 9TH. ELECTION DISTRICT. CONTAINING 4,000 SQ. FT.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 2/16/88
Posted for: Special Hearing
Petitioner: Raymond Vincent, et ux
Location of property: NW/4 Windersal Lane, 140' NE of Windersal Lane and 590' SE of Waltham Woods Road, 70 Windersal Lane
Location of Signs: 70 Windersal Lane, 70 Windersal Lane, on property of Petitioner
Remarks: Petitioner's Exhibit 3
Posted by: J. Robert Haines
Number of Signs: 4 Date of return: 2/19/88

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 11, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Feb. 11, 1988

THE JEFFERSONIAN,

Susan Linder Obvelt
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Case number: 88-338-SPH
Petitioner for Special Hearing: Raymond Vincent, et ux
Location of property: NW/4 Windersal Lane, 140' NE of Windersal Lane and 590' SE of Waltham Woods Road (70 Windersal Lane)
9th Election District - 6th Councilmanic District
Petitioner: Raymond Vincent, et ux
DATE/TIME: Friday, March 4, 1988 at 11:00 A.M.
FOR SHOW DATE, CALL 686-2397
Special Hearing: An amendment to the Third Amended Final Development Plan of Satyr Woods, Lot #1, Block D, to eliminate 5 feet of an access easement.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of such permit during the period in which the appeal is pending. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
2706 Feb. 11

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Case number: 88-338-SPH
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9th Election District - 6th Councilmanic District
Petitioner: Raymond Vincent, et ux
DATE/TIME: Friday, March 4, 1988 at 11:00 A.M.
FOR SHOW DATE, CALL 686-2397
Special Hearing: An amendment to the Third Amended Final Development Plan of Satyr Woods, Lot #1, Block D, to eliminate 5 feet of an access easement.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of such permit during the period in which the appeal is pending. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
2706 Feb. 11

Office of PATUXENT Publishing Company

10750 Little Patuxent Pkwy.
Columbia, MD 21044

February 17, 1988

THIS IS TO CERTIFY, that the annexed advertisement of

Notice of Hearing

was inserted in the following:
☐ Catonsville Times
☐ Annapolis Times
☐ Reporter Weekly
☐ Booster Weekly
☐ Owings Mills Flier
☐ Towson Flier

weekly newspapers published in Baltimore County, Maryland once a week for 11 successive weeks before the 11th day of February, 1988, that is to say, the same was inserted in the issues of

February 11, 1988

PATUXENT PUBLISHING COMPANY
By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY
Plaintiff
vs.
Defendant
CERTIFICATE OF PUBLICATION OF

\$27.00

88-338-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 14th day of December, 1988.

Petitioner: Raymond Vincent, et ux
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45655
DATE: 11/6/87 ACCOUNT: 01-615-000
AMOUNT: \$ 35.00
RECEIVED FROM: Raymond Vincent
FOR: Spl. #183
B 6012*****35201a 2174F
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 50283
DATE: 3/4/88 ACCOUNT: 01-615-000
AMOUNT: \$ 77.75
RECEIVED FROM: Raymond Vincent
FOR: Zoning Hearing 3/4/88
B 6012*****77751a 2174F
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

December 14, 1987

Mr. Raymond Vincent
70 Windersal Lane
Baltimore, Maryland 21234

RE: NW/8 Windersal Lane, 140' NE c/1
Windersal Lane & 590' SE c/1 of
Waltham Woods Road (70 Windersal Lane)
Petitioner: Raymond Vincent, et ux
Petition for Special Hearing
Case No. 88-338-SPH

Dear Mr. Vincent:

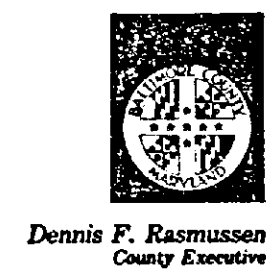
Please be advised that 7/25 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

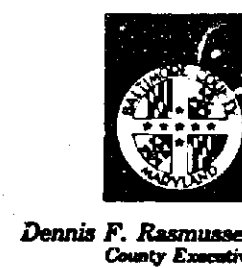
Case number: 88-338-SPH
Petition for Special Hearing
NW/8 Windersal Lane, 140' NE c/1 Windersal Lane and 590' SE c/1 Waltham Woods Road (70 Windersal Lane)
9th Election District - 6th Councilmanic District
Petitioners: Raymond Vincent, et ux
DATE/TIME: Thursday, March 4, 1988 at 11:00 a.m.

Special Hearing - An amendment to the 3rd Amended Final Development Plan of Satyr Woods, lot #1, block D. - To Eliminate 5 feet of an access easement.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

December 23, 1987

Mr. Raymond Vincent
70 Windersal Lane
Baltimore, Maryland 21234

Re: Hearing Notice Correction

Dear Mr. Vincent:

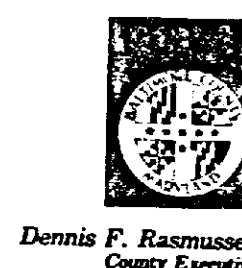
In reference to Case Number: 88-338-SPH, please note that the Hearing Notice should read as follows:

DAY: Friday

DATE: March 4, 1988

TIME: 11:00 a.m.

OFFICE OF ZONING
Baltimore County
(301) 494-3394



Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
February 18, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
000

Mr. Raymond Vincent
70 Windersal Lane
Baltimore, Maryland 21234

RE: Item No. 183 - Case No. 88-338-SPH
Petitioner: Raymond Vincent, et ux
Petition for Special Hearing

Dear Mr. Vincent:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3534

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

December 2, 1987

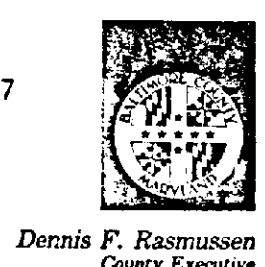
Dear Mr. Haines:

The Bureau of Traffic Engineering has no comment for items number 177, 178, 179, 180, 181, 182, and 183.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:sb



Dennis F. Rasmussen
County Executive

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

November 24, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Raymond Vincent, et ux
Location: NW/8 Windersal La., 140' NE of c/1 of Windersal La. and 590' SE of c/1 of Waltham Woods Road
Item No.: 183
Zoning Agenda: Meeting of 11/24/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: January 28, 1988

P. David Fields
FROM: Director of Planning and Zoning

SUBJECT: Zoning Petition Nos. 88-337-A and 88-338-SPH

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields
P. David Fields
Director

PDG:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

James Dyer
TO: Zoning Supervisor

Date: November 18, 1987

James Thompson
FROM: Zoning Enforcement Coordinator

Item No.: 183 (if known)
SUBJECT: Petitioner: Vincent (if known)

VIOLATION CASE # C-88-96

LOCATION OF VIOLATION 70 Windersal Lane

DEFENDANT Raymond & Elizabeth Vincent ADDRESS Baltimore, MD 21234

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS
Councilman William R. Evans
Councilman Norman W. Lauenstein
Cindy Cannon

36 Windersal Lane
Baltimore, MD 21234

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

BALTIMORE COUNTY, MARYLAND
INTER - OFFICE CORRESPONDENCE

TO: Honorable Norman W. Lauenstein
County Council
DATE: April 29, 1988

FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner

SUBJECT: 70 Windersal Lane
Petition for Special Hearing of Mr. and Mrs. Raymond Vincent
Case #88-338-SPH

Enclosed for your information are copies of the following regarding the above matter.

1. Findings of Fact and Conclusions of Law.
2. Letter dated April 29, 1988 to Mr. and Mrs. Raymond Vincent.
3. Letter dated April 29, 1988 to Cindi Cannon and Karen Morgan.

If you should have any questions regarding the above, please do not hesitate to give me a call.

Thank you for your consideration.

AMM:mn
enc.s.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

September 2, 1987



Mr. Raymond Vincent
70 Windersal Lane
Baltimore, Maryland 21234

RE: Demand for a public hearing on the amendment to the
Third Amended Development Plan of Satyr Woods,
Lot No. 1, Block D
9th Election District

Dear Mr. Vincent:

The purpose of this letter is to officially notify you that the posting of your property has resulted in a timely demand for a public hearing by Cindi Cannon on August 26, 1987 concerning your proposed amendment to the development plan. I regret to inform you that we are withholding approval of your amendment because it has been superseded by a hearing request pursuant to Section 1B01.3.A.7.b.iii of the Baltimore County Zoning Regulations (BCZR).

If you wish to proceed with your request, you must file for a zoning special hearing (public hearing) to amend the above-referenced development plan with respect to your lot. The filing fee is \$35.00 and you will be billed later on for advertising and reposting costs. I am enclosing the filing procedure including the required forms and when completed, you should call 494-3391 for an appointment to file your petition.

If you decide to withdraw your request, please notify us in writing using the above-captioned reference. If you need any further explanation or additional information, please feel free to contact me at 494-3391.

Very truly yours,

W. CARL RICHARDS, JR.
Zoning Coordinator

WCR,Jr.:med

ccs: See Page 2

Mr. Raymond Vincent

September 2, 1987
Page 2

ccs: Ms. Cindi Cannon
36 Windersal Lane
Baltimore, Maryland 21234

Mr. Gary Kerns
Office of Current Planning

88-338 SPH

MR & Mrs Vincent

Petitioners

Protests - Cindi Cannon Lot # 15
Donna Seeger Lot # 17
Karen Morgan Lot # 19

In May - applied for fence -
layout 5 ft -
Jean Mayo in fence -
sent to land records for Hoffman -

Warning permissible - permissible -
Receipt -
Parker & Recreation - Tom Pfeiffer -
thought had enclosed -
if came in - terrace - stop -
better to be in to prevent people

needed contractor - Abbey Fence - May ordered fence
fence installed after

over \$200.00

land records - may does not show
nothing in deed - vicinity access enclosed -

most initially - fence - \$1125.00 -

materials - least cost - labor & many -
4 ft - most common -
each section done on site - shipped -

Side -

10 ft - 5 ft on their property -
complaint Cindi Cannon on 2 1/2 ft of access
enclosed -

quote \$800.00

Donna Seeger 34 Windersal Rd -
no fence - purchased in June 1987

36 & 37 fence
lived there 2 yrs prior to buying -

has 3 children - bicycle wheelbarrows

Cindi Cannon -

May 1987

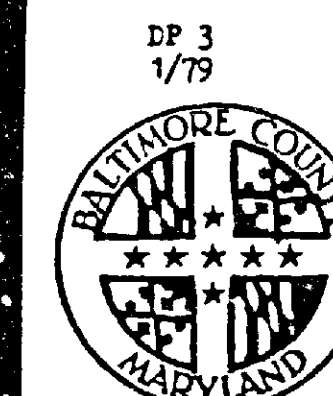
with get fence -
remove -

walking tracks - other pieces of furniture
into house - need access -

handicap - may -

Karen Morgan -
fence @ 1 1/2 foot from property line
fence to prevent damage -

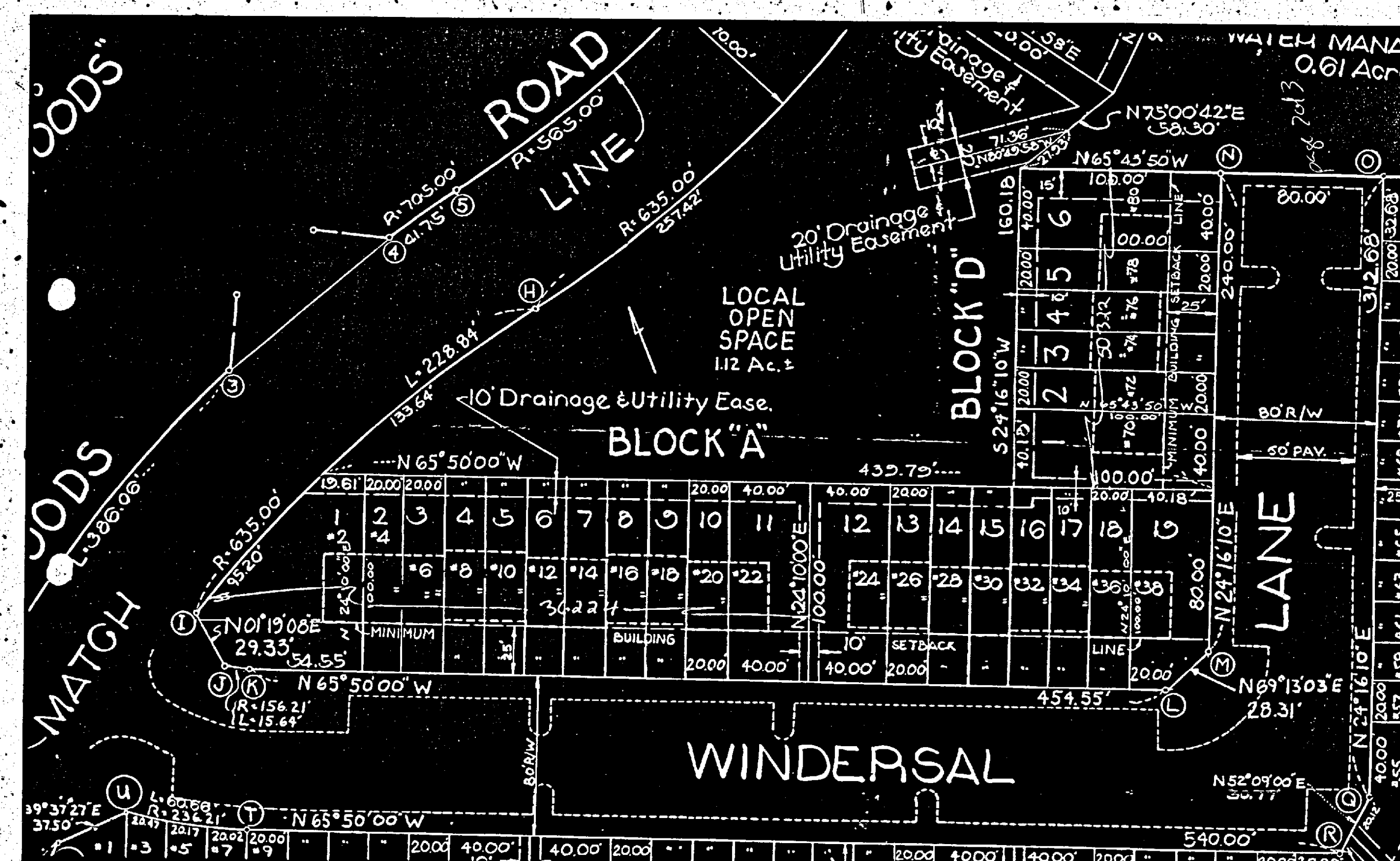
Bette had Petitioner's copy of opinion to -
40 70 Jacoby Way Balto 10 21036



Permit

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

BALTIMORE COUNTY MARYLAND OFFICE OF THE BUILDING ENGINEER TOWSON, MARYLAND 21204		DATE ISSUED: 9/17/87	
BUILDING ADDRESS: 70 WINDERSAL LANE, BALTIMORE, MD 21234		DATE: 9/23/87	
OWNER'S NAME: Raymond E. & Elizabeth A. Vincent		PERMIT NO: 8256-0130	
BUILDING ADDRESS OF OWNER: 4020 JACOB WAY, BALTIMORE, MD 21236		DATE: 9/23/87	
DESCRIPTION: Addition of 4115 sq. ft. to existing 4115 sq. ft. home.		ESTIMATED COST OF WORK: \$256,000.00	
TYPE OF IMPROVEMENT: Erect 4" x 11" x 12" wood frame.		PERMIT NO: 8256-0130	
TYPE OF IMPROVEMENT: 1. AND 2. AND 3. AND 4. AND 5. AND 6. AND 7. AND 8. AND 9. AND 10. AND 11. AND 12. AND 13. AND 14. AND 15. AND 16. AND 17. AND 18. AND 19. AND 20. AND 21. AND 22. AND 23. AND 24. AND 25. AND 26. AND 27. AND 28. AND 29. AND 30. AND 31. AND 32. AND 33. AND 34. AND 35. AND 36. AND 37. AND 38. AND 39. AND 40. AND 41. AND 42. AND 43. AND 44. AND 45. AND 46. AND 47. AND 48. AND 49. AND 50. AND 51. AND 52. AND 53. AND 54. AND 55. AND 56. AND 57. AND 58. AND 59. AND 60. AND 61. AND 62. AND 63. AND 64. AND 65. AND 66. AND 67. AND 68. AND 69. AND 70. AND 71. AND 72. AND 73. AND 74. AND 75. AND 76. AND 77. AND 78. AND 79. AND 80. AND 81. AND 82. AND 83. AND 84. AND 85. AND 86. AND 87. AND 88. AND 89. AND 90. AND 91. AND 92. AND 93. AND 94. AND 95. AND 96. AND 97. AND 98. AND 99. AND 100. AND 101. AND 102. AND 103. AND 104. AND 105. AND 106. AND 107. AND 108. AND 109. AND 110. AND 111. AND 112. AND 113. AND 114. AND 115. AND 116. AND 117. AND 118. AND 119. AND 120. AND 121. 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CERTIFICATION #70
SUBDIVISION: SATYR WOODS
PLAT REF. E.H.K. JR. 42 F. 82
LOT. NO. 1
OR^W ELECT. DIST. BLACK^D
BALTIMORE COUNTY, MD.
SCALE: 1"=30' DATE: 3/28/92

BALTIMORE COUNTY
SCALE: 1"=30' D

WALTHAM WOODS RD

Subject Property

WINDER SAL LANE

VICINITY MAP

X → FENCE INSTALLED PER COUNTY ISSUED PERMIT ⁵⁰⁰

October 29, 1987

We, the undersigned, are signing this petition to voice our objections to the fence that was recently erected at the property located at 70 Windersal Lane. Our objection is based on the following:

1. The fence is in violation of the present zoning code of Baltimore County. (The property owner was issued a violation notice pertaining to this code in which he/she was ordered to move the fence.)
2. This fence has denied us access to our property and to the open field located behind our property.
3. If there was an emergency situation in the rear of our property, emergency personnel would have great difficulty responding due to the fact this fence has been erected in the easement thereby creating a hazardous condition.

John M. Morgan, III. 38 Windsor Lane
Karen J. Morgan
Gay Cannon 36 Windsor Ln
Cindi Cannon
Dee Dee Kelly 32 Windsor Lane
Donna Siegar 34 Windsor Lane

PROTESTANT
EXHIBIT 2